

UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: : CHAPTER 13  
Roseanne M. England :  
 :  
 :  
Debtor : NO. 22-11423 AMC

**CERTIFICATION OF NOTICE**

**I, MICHAEL A. LATZES, ESQUIRE, attorney for the Debtor in the above-captioned matter, hereby certifies that on or before January 31, 2025, a copy of Debtor's Motion to Sell Real Property and Notice were served on the following parties by Court-generated ECF notice and/or served a copy by first class mail, on the date indicated below, to the following addresses:**

**Ken West, Trustee  
Standing Chapter 13 Trustee  
P.O. BOX 40837  
Philadelphia, PA 19107**

**ECF Notice and e-mail  
kwest@ph13trustee.com**

**Frederic J. Baker, Esquire  
Asst. U.S. Trust  
Robert NC Nix, Sr. Federal Building  
900 Market Street, Suite 320  
Philadelphia, PA 19107**

**ECF Notice and e-mail  
USTPRegion03.PH.ECF@usdoj.gov**

**Denise Carlon, Esquire  
KML Law Group  
Suite 5000-BNY Independence Ctr.  
701 Market Street  
Philadelphia, PA 19106-1532  
(for M & T Bank)**

**ECF Notice and e-mail  
denisecarlon@kmlgroup.com**

**Danielle Boyle-Ebersole  
298 Wissahickon Ave.  
North Wales, PA 19454  
(Pentagon Federal Credit Union)**

**[Dboyle-ebersole@hoflawgroup.com](mailto:Dboyle-ebersole@hoflawgroup.com)**

**LVNV Funding, LLC  
c/o Resurgent Capital Services  
P.O. BOX 10587  
Greenville, SC 29603-0587**

**First Class Mail**

**Massey's  
c/o Creditors Bankruptcy Service  
P.O. BOX 800849  
Dallas, TX 75380**

**First Class Mail**

**Portfolio Recovery Associates, LLC  
P.O. BOX 41067  
Norfolk, VA 23541**

**First Class Mail**

**First Class Mail**

**Quantum3 Group LLC, as agent  
for Crown Asset Management, LLC  
P.O. BOX 788  
Kirkland, WA 98083-0788**

**First Class Mail**

**Verizon  
by American InfoSource as agent  
4515 N. Santa Fe Ave.  
Oklahoma City, OK 73118**

**First Class Mail**

**Roseanna England  
100 E. Glenolden Ave., #E23  
Glenolden, PA 19036**

**First Class Mail**

**Philip Winicov RE/MA Preferred-  
Newtown Square  
17 Campus Blvd., Suite 155  
Newtown Square, PA 19073**

**Firt Class Mail**

**1-31-25**

**/s/ MICHAEL A. LATZES  
MICHAEL A. LATZES, ESQUIRE  
Attorney for Debtor  
1528 Walnut Street, Suite 710  
Philadelphia, PA 19102  
(215) 545-0200  
Attorney I.D. 34017**